

**ORDINANCE NO. 20110113-050**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12636 RESEARCH BOULEVARD, BUILDING C, UNIT 109, FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2010-0176, on file at the Planning and Development Review Department, as follows:

A 2,489 square feet tract of land, more or less, out of Lot 1, Howard Addition Two Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 12636 Research Boulevard, Building C, Unit 109, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on January 24, 2011.

**PASSED AND APPROVED**

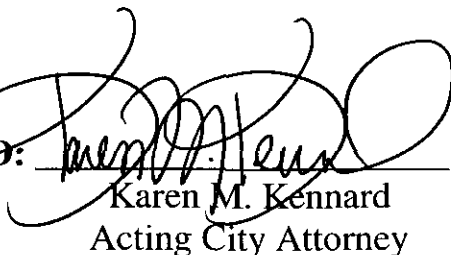
January 13, 2011

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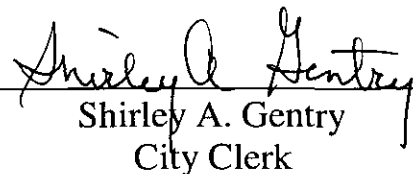
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
Acting City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

**CRICHTON AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

EXHIBIT "A"

*EXHIBIT A*  
**FIELD NOTES**

**FIELD NOTES FOR 2489, SQUARE FEET OUT OF LOT 1 OF  
HOWARD ADDITION TWO, A SUBDIVISION IN TRAVIS COUNTY,  
TEXAS AS RECORDED IN BOOK 84, PG. 78D, PLAT RECORDS,  
TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:**

COMMENCING at a ½" iron rod found on the West line of said Lot 1 and the East line of Lot 4 Anthony Ujdur Addition, a subdivision recorded in Book 83 Pg. 76A of the Travis County, Texas Plat Records also being the new South ROW line of Research Boulevard (U.S. Highway 183) as defined by Right of Way deed to the State of Texas recorded in Vol. 11979 Pg. 62 of the Travis County, Texas Real Property Records **POINT OF COMMENCING.**

THENCE S 30° 41' 38" W, with the East line of the said Lot 4, Anthony Ujdur Addition, 14.81 feet to a point.

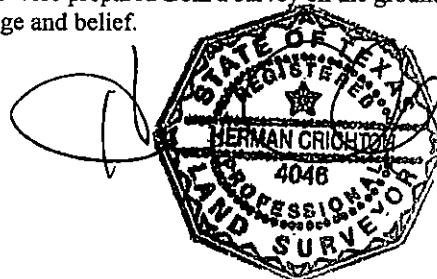
THENCE S 59° 18' 22" E through the interior of said Lot 1, 2.02 feet to an interior corner of an existing building for the Northwest corner of this tract and **POINT OF BEGINNING.**

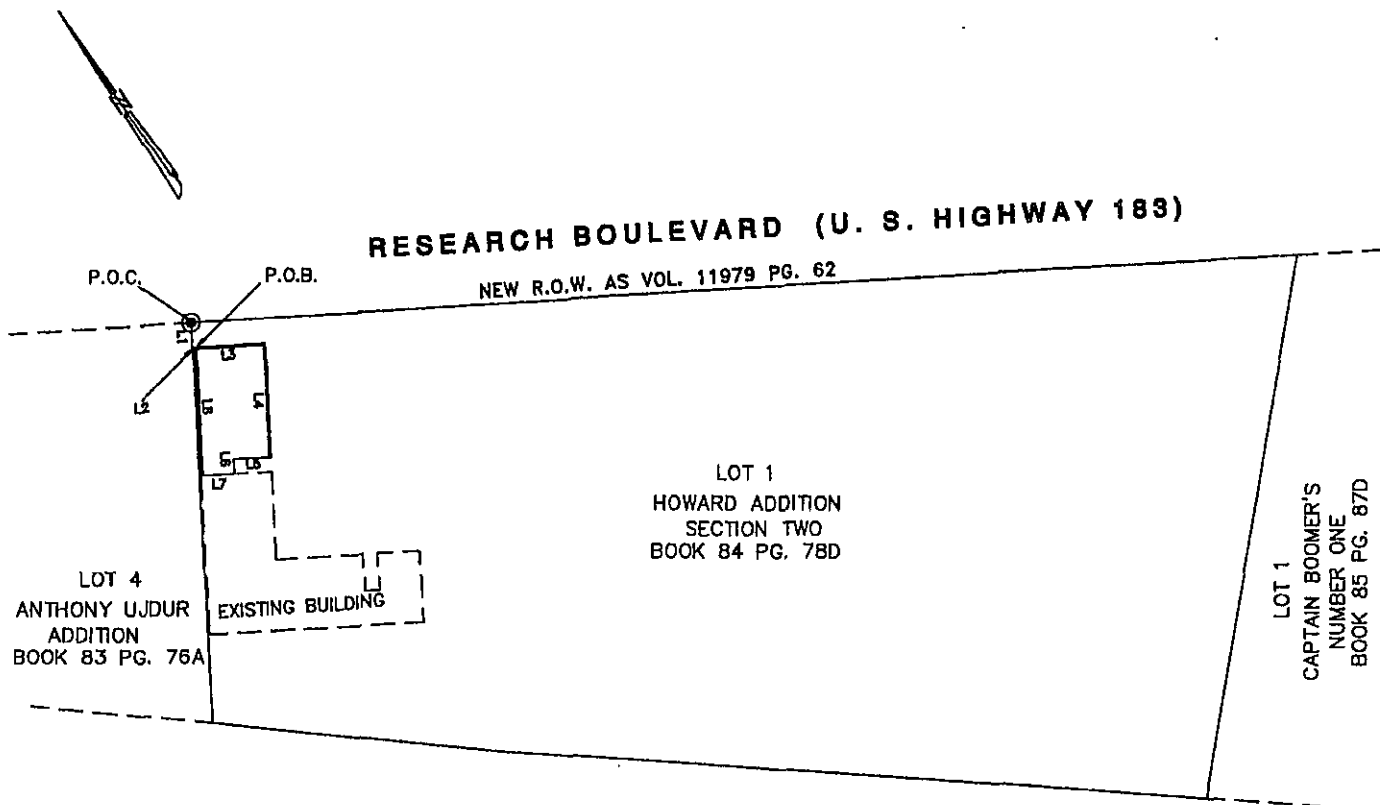
THENCE through the interior of said Lot 1 with the interior of an existing building the following six (6) courses:

- 1) S 59° 33' 49" E, 38.05 feet to a building corner for the Northeast corner of this tract.
- 2) S 30° 48' 23" W, 61.76 feet to a building corner for the Southeast corner of this tract.
- 3) N 59° 11' 37" W, 20.00 feet to a building corner
- 4) S 30° 48' 23" W, 8.10 feet to a building corner
- 5) N 59° 14' 16" W, 18.00 feet to a point for the Southwest corner of this tract.
- 6) N 30° 45' 44" E 69.62 feet to the **POINT OF BEGINNING** and containing 2489 square feet more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 22, 2010  
Herman Crichton, R.P.L.S. 4046 02\_270





JOLLYVILLE ROAD (OLD U.S. HIGHWAY 183)

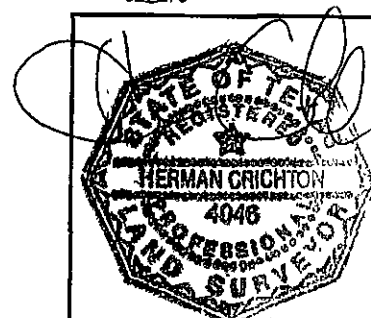
LINE TABLE		
LINE	LENGTH	BEARING
L1	14.81	S30°41'38"W
L2	2.02	S59°18'22"E
L3	38.05	S59°33'49"E
L4	61.76	S30°48'23"W
L5	20.00	N59°11'37"W
L6	8.10	S30°48'23"W
L7	18.00	N59°14'16"W
L8	69.62	N30°45'44"E

SKETCH TO ACCOMPANY FIELD NOTES FOR 2489  
 SQUARE FEET OUT OF LOT 1 HOWARD ADDITION  
 SECTION TWO, A SUBDIVISION RECORDED IN  
 BOOK 87 PG. 78D OF THE TRAVIS COUNTY,  
 TEXAS PLAT RECORDS

**CRICHTON**  
 AND ASSOCIATES INC.  
 LAND SURVEYORS

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 AUSTIN, TEXAS 78723  
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02\_270



DATE: Sept. 22, 2010

